



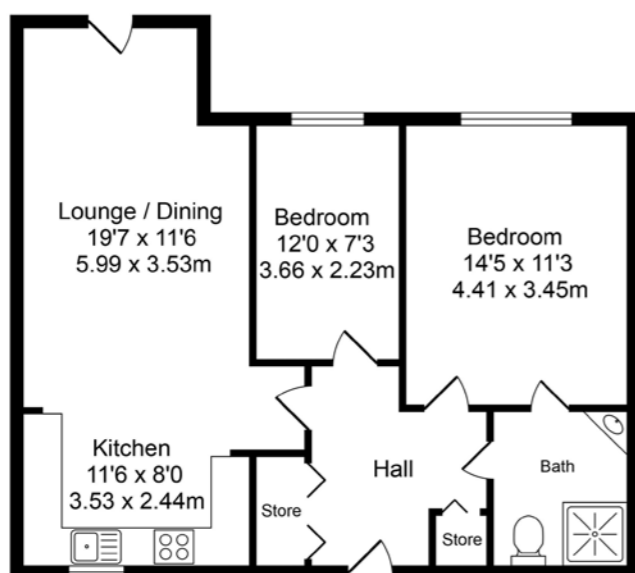
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ARNOLD & PHILLIPS
ESTATE AGENTS

Total Approx. Floor Area 751 Sq.ft. (69.8 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Approx. Floor Area 751 Sq.Ft (69.8 Sq.M.)



We are informed by our client of the following information in relation to the property. This information has not been verified and interested parties should seek to clarify this information with their solicitor.
Shared Ownership Purchase Price-25 per cent at 46,000 pounds
Shared Ownership rent per week-98.56 pounds
Service Charge-173.00 pounds per week
Council Tax Band-D

Every care has been taken with the preparation of these property details but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. These property details do not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.



THE LUXURY PROPERTY SPECIALISTS

Aughton Street, Ormskirk
Asking Price £46,000



An exciting opportunity to purchase this two bedroom first floor apartment within this innovative contemporary retirement development. The accommodation is serviced by a secure entry system whilst the private spaces extend to in excess of a generous 751 square feet.

Offered on a 25% shared ownership basis, where you would own 25% of the property and rent the additional 75%.

Accommodation briefly comprises of a reception hallway with ample built-in storage cupboards, and continuing through into the 20' lounge/diner, which is lovely and spacious, whilst being filled with natural light via the attractive aspects out over the well tended communal gardens. The open plan layout into the kitchen works very well and emphasises the feeling of space, being fitted with a range of wall and base units with contrasting laminated work surfaces, and equipped with an integrated electric oven, halogen hob, extractor canopy and washing machine, whilst the two well-proportioned bedrooms are both bright and appealing. The second being ideal for any relatives that may wish to visit and explore the local area with family members. The three-piece shower/wet room is accessible from the reception hallway as well as being en-suite to the master bedroom. Externally, the communal gardens ensure one is never short of a space in which to sit and relax on a hot summer day, whilst there are off-road parking facilities available within the car park.

Available with the benefit of no onward chain, we would highly recommend a meeting to appreciate all that the development and property can offer. The development ensures its residents are fully supported, yet can easily maintain their links with the local community. The extra care approach to care and support, which 'Brookside' is designed to deliver, is flexible to the individual needs of each resident, which means that a number of bespoke packages are available, so where twenty-four-hour care and support is necessary, it is available, and where minimal care needs are required, residents are free to enjoy their independence and the many facilities on offer. The wide-ranging facilities are plentiful and include residents lounge, on-site hair salon and even a bistro, affording a wonderfully sociable environment, so one never feels isolated, whilst also worthy of particular emphasis is the convenience of the location, being but a short walk from the town centre, renowned for its character and charm, its pleasing blend of high street and boutique stores, and its eclectic range of eateries, as well as superb public transport links.





KEY FEATURES

- Shared Ownership
- First Floor Apartment
- Two Bedrooms
- Circa 751 Square Feet
- Open Plan Lounge/Dining/Kitchen
- Modern Kitchen
- Wide Range of Facilities within the Development
- Beautiful Communal Gardens
- Convenient Location
- Superb Transport Links







